

**PARKING REQUIREMENTS FOR THE FIRST & MAIN DEVELOPMENT
MAY 2007**

The proposed First & Main Development, located on South Main Street between King Street and Country Club Drive, will be an exciting and energetic life-style center. It is anticipated that construction will be completed by the fall of 2008 and will include approximately 323,000 square feet of retail space & restaurants, and a cinema complex. The plan also calls for 4 or 5 outparcels.

Based on the anticipated uses and square footages, the First & Main development will require approximately 2,124 spaces. Due to the nature of a life-style center, it is expected that the retail uses will generate the majority of their traffic and parking requirements during the 9:00 am to 6:00 pm hours; and the restaurants and cinema complex will generate the majority of their traffic and parking requirements during the 5:00 pm to 10:00 pm hours.

Under the Blacksburg Zoning Ordinance, Appendix A, Article V (Development Standards), Division 2 (Off Street Parking, Staking and Loading), Section 5222-"Shared Parking Arrangements", a 20% reduction in required spaces, excluding residential uses, is allowed when hours of operation overlap. Therefore, the total required parking for the proposed First & Main development is reduced to 1,699.

The attached spreadsheet illustrates the types of uses, parking required by use, total parking requirements, parking provided, and parking provided with a 20% shared parking reduction.

First and Main, Blacksburg

Blacksburg, Virginia

Parking Summary

Based on Preliminary Lease Plan LP-01 (04-16-07), Anchor Plan (01-04-07), and CVS "Quick Look" Site Plan (03-06-07)

4-May-07

Block	Usage (Unit)	Quantity	Required Parking Spaces	Parking Summary	
Phase 1				Parking Requirements By Usage	
A	Cinema (seats)	1,630	408	Cinema	408
	Subtotal		408	Fitness Center	137
B	Retail (sq ft floor area)	11,200	45	Retail & Other	1,081
	Restaurant (sq ft, 2/3 seating)	5,600	80	Restaurant	498
	Restaurant (sq ft, 100% non-seating)	2,700	7	Subtotal	2,124
	Subtotal		131	Parking Requirements	
C	Retail (sq ft floor area)	11,968	48	Phase 1 Parking Required	1,428
	Commercial Recreation, Other Indoor Sports			Phase 2 Parking Required	696
	Maximum occupancy	350	117	Total Required Parking	2,124
	Employees on Largest Shift	20	20	Total Req'd With 20% Shared Parking Reduction	1,699
	Brewpub			Parking Provided	
	Seating Area (sq ft)	4,642	93	Phase 1 Parking Provided	1,033
	Non-Seating Area (sq ft)	5,358	13	Phase 2 Parking Provided	721
	Restaurant (sq ft, 100% non-seating)	2,523	6	Total Parking Provided	1,754
	Subtotal		297	Parking Surplus 55	
D	Retail (sq ft floor area)	25,391	102	Notes:	
	Restaurant (sq ft, 2/3 seating)	0	0	The following requirements are not currently in the site plan:	
	Subtotal		102	1. Total Accessible Parking Spaces Required 27	
E	Retail (sq ft floor area)	16,503	66	2. Van Accessible Spaces Required (1 in 8 HC spaces) 3	
	Restaurant (sq ft, 2/3 seating)	0	0		
	Subtotal		66		
F	Retail (sq ft floor area)	12,528	50		
	Personal Services (sq ft)	3,400	11		
	Restaurant (sq ft, 2/3 seating)	0	0		
	Subtotal		61		
G	Retail (sq ft floor area)	9,888	40		
	Restaurant (sq ft, 2/3 seating)	3,000	43		
	Subtotal		82		
OP1	Drive-in Restaurant w/Seats (Sonic)				
	Seating Area (sq ft)	797	20		
	Non-Seating Area (sq ft)	1,638	4		
	Subtotal		24		
OP2	Restaurant (sq ft, 2/3 seating)	3,969	56		
	Subtotal		56		
OP3	Restaurant (sq ft, 2/3 seating)	4,919	70		
	Subtotal		70		
OP4	Restaurant (sq ft, 2/3 seating)	5,485	78		
	Subtotal		78		
OP5	Retail Pharmacy (sq ft floor area)	13,007	52		
	Subtotal		52		
Phase 1 Total Required			1,428		
Phase 2					
H	Retail (sq ft)	116,047	464		
	Grocery (sq ft)	35,596	178		
	Storage (sq ft)	18,523	9		
	Personal Services (sq ft)	693	2		
	Indoor Service Area (sq ft)	1,625	3		
	Retail Pharmacy (sq ft)	605	2		
	Office (sq ft)	1,334	3		
	Outdoor Sales (sq ft)	10,639	5		
	Restaurant (sq ft, 2/3 seating)	1,988	28		
	Subtotal	187,050	696		
Phase 2 Total Required			696		
Check			2,124		

ESTIMATED PARKING REQUIREMENTS FOR THE PROPOSED FIRST & MAIN DEVELOPMENT

Estimate is based on actual and anticipated uses as of May 4, 2007. Teneat uses subject to change.

First & Main Tenants	Quantity	Unit	Type of Use	Parking Space Ratio	Parking Required
Phase 1					
Block A	1,630	Seats	Cinema	1/4 Seats	408
Block B	11,200	SqFt	Retail	1/250 SqFt	45
Block B	5,600	SqFt	Restaurant, General	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	80
Block B	2,700	SqFt	Restaurant, General	1/400 SqFt of Non-Seating Area	7
Block C	11,968	SqFt	Retail	1/250 SqFt	48
Block C	2,523	SqFt	Restaurant, General	1/400 SqFt of Non-Seating Area	6
Block C	10,000	SqFt	Brewpub	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	106
Block C	360	People	Commercial Recreation (Other Indoor Sports)	1/3 Persons Based on Maximum Occupancy + 1/Employee on Largest Shift (Maximum Occupancy = 350, 20 Employees on Largest Shift)	137
Block D	25,391	SqFt	Retail	1/250 SqFt	102
Block E	16,503	SqFt	Retail	1/250 SqFt	66
Block F	12,528	SqFt	Retail	1/250 SqFt	50
Block F	3,400	SqFt	Personal Services	1/300 SqFt	11
Block G	9,888	SqFt	Retail	1/250 SqFt	40
Block G	3,000	SqFt	Restaurant, General	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	43
OP1	1,526	SqFt	Restaurant, General	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	24
OP2	3,969	SqFt	Restaurant, General	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	56
OP3	4,919	SqFt	Restaurant, General	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	70
OP4	5,485	SqFt	Restaurant, General	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	78
OP5	13,007	SqFt	Retail Pharmacy	1/250 SqFt	52
Total Phase 1 Parking Required					1,428
Phase 2					
Block H	116,047	SqFt	Retail	1/250 SqFt	464
	35,596	SqFt	Grocery	1/200 SqFt	178
	18,523	SqFt	Storage	1/2000 SqFt	9
	693	SqFt	Personal Services	1/300 SqFt	2
	1,625	SqFt	Indoor Service Area	1/500 SqFt	3
	605	SqFt	Retail Pharmacy	1/250 SqFt	2
	1,334	SqFt	Office	1/400 SqFt	3
	10,639	SqFt	Outdoor Sales	1/2000 SqFt	5
	1,988	SqFt	Restaurant, General	1/50 SqFt of Seating or Waiting Area, and 1/400 SqFt of Non-Seating Area	28
Total Phase 2 Parking Required					696
Totals, First & Main Development				Total Parking Spaces Required by Town Code	2,124

Total Parking Required for First & Main Development

Parking Spaces Required, Calculated by Use	2,124
20% Reduction for Shared Use	425

Parking Spaces Required by Code	1,699
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Parking Spaces Provided	1,754
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Assumptions:

* Restaurants assumed to be 2/3 seating & waiting area and 1/3 non-seating, except ice cream and sandwich shops in Blocks B & C, which are assumed 100% non-seating or waiting.

** Schedule B in the Town Ordinance states: Specific requirements shall be determined by the Administrator based on requirements for similar uses, location of proposed use, number of employees on largest shift, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information. Determination of requirements may be appealed to the Board of Zoning Appeals.

ALL OF THE ABOVE ANALYSIS MAY BE REDUCED BY 20% BASED ON THE TEXT BELOW FROM THE BLACKSBURG ZONING ORDINANCE:**Sec. 5222 Shared Parking Arrangements.**

Two or more uses may share parking facilities without providing the minimum number of on-site required spaces for each use, under all the following conditions:

- (1) The minimum required number of parking spaces for the combined uses may be reduced by 20% for shared parking when hours of operation overlap. Residential uses, except Special Housing, shall not be allowed to share parking facilities.
- (2) Off-site spaces shall be within 800 feet walking distance of a building entrance or use. If the pedestrian access is to cross an arterial street, appropriate safety measures must be present to help the pedestrian cross the street. In any event, safe and convenient pedestrian access, such as a sidewalk or path, must exist or be provided from the structure or use to the parking lot.
- (3) When the hours of operation do not overlap, the parking facility to be shared must contain at least the minimum required spaces of the largest individual use sharing the lot and shall be developed to the extent of at least being paved and striped according to the standards of this chapter.
- (4) The parking facility to be shared must be owned by the owner of one of the uses or leased for at least a 20 year term or through a permanent easement by the owner of the uses being served.
- (5) No changes shall be made to the shared parking facility which would reduce the parking provided for the uses, unless the owner of one of the uses makes other arrangements to provide parking. No such changes shall be made without Zoning Administrator approval.
- (6) Parking spaces to be shared must not be reserved for a specific person, individual, or use on a twenty-four-hour basis.
- (7) Handicap parking spaces cannot be shared, unless the uses that are to share the spaces are adjacent to the handicap spaces and no inconvenience to the users of such spaces would be created.
- (8) Loading spaces shall not be shared.
- (9) Any proposed change in the use of a structure that shares a parking facility will require proof that adequate parking is available.